

**PLANNING BOARD  
REGULAR MEETING  
TUESDAY MARCH 28, 2017  
7:00 PM  
HOOD ROOM, MATTHEWS TOWN HALL**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – February 28, 2017
- III. ZONING APPLICATION 2016-654 – Ridge Ministries, 1021 Matthews-Mint Hill Rd and 10835 Independence Pointe Pky, from B-H(CD) and B-1 to B-1(CD)
- IV. ZONING APPLICATION 2016-655 – Lidl/Elizabeth Coffey Outen Trust, 9816 Idlewild Rd, from R-15 to B-1(CD)
- V. ZONING APPLICATION 2017-656 – Cameron General Contractors, Text Amendment to Create a Parking Requirement for Multi Family Age-Restricted Housing
- VI. ZONING APPLICATION 2017-657 – Resort Lifestyle Communities/Williams Business Properties, 1700 Weddington Rd, from R-15 to R-12MF(CD) and R-15
- VII. ZONING APPLICATION 2017-658 – Matthews Event Center/Four Lakes LLC, 1201 Four Lakes Dr and 10720, 10728, and 10736 Forest Dr, from BD(CD) and R-15 to B-1(CD)
- VIII. ZONING APPLICATION 2017-659 – Viking Partners Matthews Corners, 2308 Matthews Township Pky, to Revise B-1SCD Conditions on Size and Site Plan of Retail Center
- IX. SCHEDULE BOARD DINNER SESSION
- X. ADJOURNMENT

## MEMO

TO: Planning Board Members  
FROM: Kathi Ingrish  
DATE: March 21, 2017  
RE: March 28 Meeting

"March comes in like a lion and goes out like a lamb." Or so goes the saying. In reality, the "lion" seems to show up a few times in the middle of the month, as it did with three nights of hard freezes. It's now officially "Spring" on the calendar, and maybe the "lamb" part of the saying will take charge of our weather now.

After months of relatively limited zoning activity, this month we had six zoning public hearings, and all six are now ready for your Boards' review and recommendation. For those of you that were able to attend the hearings, we appreciate your willingness to stick it out. Afterward, we decided to quit talking about getting chair cushions, and get some for you!! I'm not expecting any repeats of a midnight adjournment anytime soon, but hopefully you will feel the difference next zoning hearing session. New Alternate Mike Foster had a previous work commitment next Tuesday and will be unable to attend, but our newest appointee, Ray Poyner plans to join us next week.

The first case for your Board to consider is 2016-654 for Ridge Ministries, at the corner of Matthews-Mint Hill Rd and Independence Pointe Parkway. We have not received any revised plans but have received a letter outlining the changes they propose as a result of discussion at the public hearing, to include:

- The church team proposes to relocate the stand-alone building for the catering kitchen (separate private ownership anticipated). This is suggested in order to save one of two very large oak trees on the site.
- The storm water detention facility (BMP, or best management practices) will be enlarged to meet requirements.
- The proposed internal connection between this site and the adjacent business (Pace) is being removed along with some new parking spaces.
- Designate time for removal of existing parking spaces on Independence Pointe Pky that are in the way of roadwork.
- Sidewalk proposed along Matthews-Mint Hill Rd to be 10' in width.
- Phasing will be explained in notes.
- New notes will be added on reservation/dedication for future road needs, building materials, and visibility of roof-mounted equipment.

The second case is for a proposed new grocery store, Lidl, at the intersection of Margaret Wallace and Idlewild Roads. This is where Matthews, Mint Hill, and Charlotte boundaries come together, and both streets are designated as major thoroughfares which means they will eventually have at least 2 lanes in all directions. We have not received any revisions to the plans presented during the public hearing. Everything must go back to Germany for approval before they can bring any changes to the Town. There was discussion during the public hearing about the amenities at the intersection corner of the property, the appearance of the blank wall along Idlewild Rd, the visual effects of the barrel roof over time, the connectivity to adjacent properties, tree preservation, and more. The Land Use Plan calls for residential here, with the opportunity for some compatible commercial uses.

Cases 3 and 4 are related. Application 2017-656 requests a text change to the UDO to create a new parking standard for multi-family housing that is restricted to senior households age 55 and older. Application 2017-657 is for an age restricted apartment community at the wagon wheel – S Trade St/Weddington Rd/Pleasant Plains Rd. The proposed new complex is dependent on adoption of the text change, but the text amendment is not limited to only this one location. The proposed parking standard of 1.1 parking spaces per age-restricted dwelling unit is consistent with the parking standard already in effect for independent living dwelling units at Continuing Care Retirement Communities (CCRCs). At the public hearing there was some discussion as to whether this would be appropriate for residents that were on the young end of the senior scale. Discussion at the hearing on the proposed new complex included concerns about

materials and what would be seen from the adjacent streets, given the building site is lower than the roads, the proposed protection/dedication of excess land along the creek, and whether a portion of the greenway could be constructed as part of the development. The applicants have provided revised drawings and a letter outlining their changes as a result of the public hearing, including:

- Providing an easement for future greenway construction by others.
- Added a cross section diagram of the building site.
- Revised right-of-way based on latest MCDOT plans.
- Provided information on parking needs from other age restricted communities, concluding that 1.25 parking spaces per unit is sufficient.
- Confirmed the land area to be retained will meet tree preservation requirements.
- Will protect the creek from turbidity during construction.
- Provided average salaries for employees.
- Add note the use is age restricted.
- Building exteriors will be 50% or more brick, using 4" brick and thin brick veneer.
- Design of building wings explained.
- "Through wall" AC units will be used and will not directly face the street.
- Likely will utilize NFPA 13R sprinkler systems in building wings, and NFPA 13 system in the center core, where required.

Next on our docket is a proposal for an events center, a place for family parties, weddings, business gatherings, and similar get-togethers. The site is tucked away behind Target store but adjacent to a small residential neighborhood and can serve as a buffer to the homes from the business properties also on Four Lakes Drive. The applicants have provided revised plans sheets following the public hearing. On RZ-1.0, the site plan layout, they have revised the parking to show a total of 52 spaces (before it was 42 with expansion for another 12), along with the dumpster location and separation of one storm water detention basin into two. On RZ-2.0, the page with written notes, the changes are "clouded" to easily indicate the updates.

And last but not least is Application 2017-659 for changes to the existing shopping center on Matthews Township Parkway at Northeast Parkway. The former HH Greg store is proposed to be removed and replaced with a somewhat larger structure for Academy Sports, and a new retail building is proposed close to NC51 across the entry driveway from Burger King. The applicants have provided updated drawings and notes following the public hearing. The sporting goods store will now utilize a red brick color palette rather than the white/gray shades earlier indicated, and have increased architectural facade features along the side of the building facing Northeast Pky. They will increase the amount of landscaping they install along Northeast Parkway to shield view of the back areas of Academy Sports and the existing Marshalls/Jersey Mike's strip, and will enhance the walkway internal to the center between main building groups.

We recently sent an email asking about your availability for the April and May meeting dates. Thank you so much for your quick responses. It looks like either date will work for a dinner session, but since at the moment we do not know if we need to hold a meeting at all in April, let's tentatively plan to eat together on May 23 at 6 PM. If any of you find that you have a conflict that evening, please let Shana or me know as soon as possible. I had wondered if our two Youth Voice members might want to use that dinner meeting as the time they present their individual projects to the Board, but Mat has said he would prefer a later date – maybe June 27. We can verify this at the close of the meeting next week. I assume it would be beneficial to determine a given date for completion of the individual projects, and the students then would not have an "assignment" through the summer.

As always, please let one of us know if you find you will not be in attendance next week. Also, feel free to call or e-mail any of us with questions at any time.

**MINUTES  
PLANNING BOARD  
TUESDAY, February 28, 2017  
7:00 PM  
HOOD ROOM, MATTHEWS TOWN HALL**

**PRESENT:** Chair Barbara Dement, Members Kress Query, David Wieser, Kerry Lamson, Gregory Lee, Michael Ham, and Jana Reeve; Alternate Member Mike Foster; Town Attorneys Charles Buckley and Craig Buie; Youth Voice Peyton Gates and Matheus Sadovsky; Planning Director Kathi Ingrish, Planner Mary Jo Gollnitz, Administrative Assistant/Deputy Town Clerk Shana Robertson.

**CALL TO ORDER**

Vice-Chairman Barbara Dement called the meeting to order at 7:02 pm.

**APPROVAL OF THE MINUTES**

Michael Ham motioned to approve the minutes of the January 3, 2017 meeting as submitted. Seconded by Kress Query and the motion was unanimously approved.

**ELECTION FOR CHAIR AND VICE-CHAIR**

Mr. Ham nominated Ms. Dement for Chair. Mr. Query seconded the nomination and it was unanimously approved. Chairman Dement thanked Board. Mr. Ham nominated Mr. Query for Vice-Chair. Seconded by David Wieser and the nomination was unanimously approved.

New Planning Board member Mike Foster introduced himself to the Board. He stated that he is a 21 year resident of Matthews and he wanted to become more involved in the future of the Town.

**ADMINISTRATIVE AMENDMENT – Plantation Estates New Skilled Nursing Facility, Change of Footprint and Building Height**

Chairman Dement stated that she was an employee with Plantation Estates but had no financial conflict in this issue.

Planner Mary Jo Gollnitz provided background for the Plantation Estates skilled nursing facility. Ms. Gollnitz stated that in 2014 the Town Board approved Rezoning Application 2013-608 that included a two story skilled nursing facility. The two story footprint was 47,500 square feet. She continued that Plantation Estates was asking for an Administrative Amendment to change the facility to a three story building with a 30,000 square foot footprint. This would reduce the footprint and increase the height. Ms. Gollnitz continued that the applicant also wished to reduce from the 120 skilled nursing beds to 90 and increase the buffer between the facility and Hampton Green neighborhood by an additional 50 feet. A community meeting was held with the residents of Hampton Green regarding the proposed changes. Minutes from the meeting were presented to the Board and Ms. Gollnitz reviewed the site plan and elevations.

Mr. Query asked about parking requirements. Ms. Gollnitz read the requirements from the Unified Development Ordinance (UDO) for skilled care home parking saying that it was one space per four patient beds plus one space per two employees on the shift of greatest employment. Mr. Query asked if the petitioner had enough parking and Ms. Gollnitz said the petitioner can answer that.

Kerry Lamson asked if the 2013-608 elevation was shown and approved by Town Board and what the height of the building was from grade level to rooftop. Mr. Wieser also wished to address the height of the building. Bob Romano 17835 Campbell Hall Road, Charlotte, NC 28277 and Steve Chomick 2615 Lori Lane, Charlotte, NC 28226, both with Bluewater Design Build, representing ACTS, were available to answer questions. Mr. Romano said that the drawings submitted three years ago showed a two story building from the rear with an exposed walkout basement level. This made it look like a three story from the rear of the property even though it was only two bed floors. The current submittal had the basement completely submerged so the height is visually the same. Mr. Romano said the proposed building height would be 52 feet.

Mr. Query asked what the full square footage would be for the facility. Mr. Romano said the full square footage would be around 90,000 and that included the basement. Mr. Romano added that the site plan showed 35 parking spaces and that met the code requirement.

Mr. Ham questioned what the reason was for the reduction in the number of skilled nursing beds. Mr. Romano said that the build-out showed 120 but that amount was not needed at the time. Plantation Estates filed a Certificate of Need (CON) with the State but at this time it was unforeseen when more would be added.

Mr. Query asked about the visual appearance and if it was similar to the past approved elevation. Mr. Romano said that every building on the campus was full brick. The new community across the street used brick, stone, and hard-plank siding. The skilled nursing facility will be a cross between the 2 campuses with 50% brick, hard-plank siding, and stone. Mr. Query asked if they also designed the new phase of Plantation Estates. Mr. Chomick said that they had.

Mr. Query asked about the garages of the homes in the new phase and the fencing to hide those from view. Chairman Dement stated that was not related to the current application and did not have any need for discussion during the Administrative Amendment.

Mr. Lamson asked what the difference was in height between the two story with exposed basement and the proposed three story with submerged basement. Mr. Chomick said that the difference was within 5 feet. Mr. Lamson requested information on lighting. Mr. Romano said that they did not yet have a plan for lighting and the courtyard will be lit at the ground level.

Mr. Lee asked if the CON was not in place for 90 beds. Mr. Romano stated that they were waiting for the approval of ten beds but 80 are in place at the existing nursing building. He continued that if worst case scenario, the ten were not approved then those beds would not be set up.

Mr. Ham said that he is glad to see the increased setback that would save more trees. He asked if it was known what percentage of the trees would be saved and the type. Mr. Romano said that the UDO requires a 10% tree save but the goal was to save as many as they could. He added that they were required to add a fire access road that comes around to the back of building that will remove some trees. Mr. Romano said that there was an existing construction drive and a bus parking lot where they intend on building. Mr. Ham asked if they would be careful in removing trees based on function and canopy.

Mr. Lamson asked if the phase two addition of 30 extra beds affected the structure. Mr. Romano said that it would and showed the board where those would be added. He added that this would add up to 13,000 square feet to the two wings.

Mr. Query asked about the second phase and what those setbacks would be from neighboring Hampton Green. Mr. Romano said that information was unknown at this time as there was currently no plan for a second phase and that could be more than ten years in the future.

Mr. Wieser asked if any additions would have to come back for Board approval and Town Attorney Charlie Buckley said that they would.

Mr. Weiser moved to approve the Administrative Amendment for the Plantation Estates skilled nursing facility as the action was consistent with the policies for development as outlined by the Matthews Land Use Plan. It is reasonable because the new building is a smaller footprint than previously approved rezoning 2013-608 and the building will allow for a deeper buffer between the structure and Hampton Green neighborhood. It will support the increased healthcare needs of the CCRC. Jana Reeve seconded the motion and it was approved unanimously.

**ADMINISTRATIVE AMENDMENT – Carotek, Increase Size of Building Expansion by 300 Sq Ft**

Ms. Gollnitz reviewed the Administrative Amendment that was submitted and approved on October 25, 2016. She continued that the amendment included the relocation of on-site parking in order to install a 4,500 square foot building. Ms. Gollnitz said that Carotek is now requesting 300 additional square feet and to move the structure forward to be even with the existing building due to the rear detention pond. There would be no additional parking changes or removal of trees. Ms. Gollnitz added that Carotek would still meet parking requirements.

Mr. Query asked if the metal material would be the same and Ms. Gollnitz said that it would.

Mr. Weiser moved to approve the Administrative Amendment for the Carotek application to increase building size as the action was consistent with the policies for development as outlined by the Matthews Land Use Plan. It is reasonable because there is no significant traffic impact to the area and will support the economic viability of the existing business. Mr. Query seconded and the motion passed unanimously.

### **STATUS UPDATE ON MENTORING AND YOUTH VOICE PROJECTS**

Youth Voice members Peyton Gates and Matheus Sadovsky were asked if they have been in contact with their mentors and if they have thought about projects. Mr. Sadovsky said that he is working with Mr. Ham and they had been communication by email. Mr. Sadovsky said that he had some options for a project but they were still in the planning phase. Ms. Gates said that she had been working with Mr. Query and one of the ideas for a project was to look at apartments and their appeal to Millennials and to Retirees.

Chairman Dement asked how the youth felt about being on Planning Board. Mr. Sadovsky said that this was a very good learning experience and he enjoyed being around adults and planning. Ms. Gates said that she had grown up in Matthews and was raised by Mr. Query to love the Town and to love brick. She added that she takes pride in her town and feels she is a good citizen.

### **ADJOURNMENT**

Mr. Ham motioned to adjourn. Seconded by Mr. Query and the motion passed unanimously. The meeting adjourned at 7:54 pm.

Respectfully submitted,

Shana Robertson  
Administrative Assistant/ Deputy Town Clerk